

Chairperson Roberts called the regular meeting to order at 6:30 p.m. All seven commissioners were present. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

Changes to the Agenda

Chairperson Roberts stated that the addition of election officers should follow citizen comments on the agenda. Commissioner Jahn motioned to have election of officers added to the agenda following citizen comments. Vice Chairperson Raley seconded the motion. All were in favor and the motion carried.

Minutes

Vice Chairperson Raley motioned to accept the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on March 2nd, 2009. Commissioner Jahn seconded the motion. All were in favor and the motion carried.

Citizen Comments

There were none.

Election of Planning Commission Officers

Vice Chairperson Raley motioned to elect Gerald Roberts as Chairperson. Commissioner Dearmin seconded the motion. All were in favor and the motion carried.

Commissioner Jahn motioned to elect Bill Raley as Vice Chairperson. Commissioner Oelke seconded the motion. All were in favor and the motion carried.

Chairperson Roberts congratulated Vice Chairperson Raley on his election.

Mountain Valley Medical Park ~ Access Revisions

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

Request

The applicant is requesting Planning Commission approval of a revised site plan for the Mountain Valley Medical Park preliminary plan that was recommended by the Planning Commission February 2nd, 2009. Revisions to this site plan include:

- 1. Designing lots 1-5 and 8-11 to individually access Cottonwood St.*
- 2. The design of a traffic calming curb extension on Cottonwood St.*

The original site plan showed combined accesses for all of the proposed lots (except lots 1, 10, and 11) because section 16.04.070.E.7 of the City Code states: "The provision of combined access points, to serve two (2) or more lots is encouraged in commercial areas in order to minimize disruptions to traffic flow along the adjacent collector or arterial roadway".

Mountain Valley Medical Park ~ Access Revisions continued...***Example Motion***

*I move that Planning Commission recommend to **approve/deny** the revised site plan for the Mountain Valley Medical Park preliminary plan **contingent** upon the following:*

1. Staff recommendations as follows:

- Installation of the traffic calming feature (as shown on the proposed site plan)*
- Individual design of each lot (at the time of site development) that provides an onsite commercial vehicle loading area that does not obstruct onsite traffic circulation*
- Individual design of each lot (at the time of site development) that allows commercial vehicle turnaround so that vehicles may exit forward onto Cottonwood St.*

2. Planning Commission recommendations (if any).

Chairperson Roberts asked if lots 11-13, 7, and 6 would remain having a multi-driveway.

Mr. Shoopman replied that the applicant could elaborate on that subject. He stated that some combined accesses would still remain the same as in the first proposed plan.

Chairperson Roberts requested the applicant's presentation.

John Miller, Ute Engineering, stated that lot 11 originally had its own access and that would remain the same. He stated that lots 12 and 13 have a shared access due to the hillside. He stated that lot 13 would have a substantially steep access if it did not share an access with lot 12. He stated that lots 7 and 6 have a shared access due to a joint development of the two. The potential buyers requested to have a shared access. He stated that many interested buyers have been researching the circulation of traffic for their lots and reason that a direct entrance into their lot may be the best option.

Chairperson Roberts requested public comment. There were none.

Chairperson Roberts requested commissioner comment.

Commissioner Dearmin stated the revised plan looked better than the previous plan.

Commissioner Jahn motioned that Planning Commission recommend to approve the revised site plan for the Mountain Valley Medical Park preliminary plan contingent upon staff's recommendations as follows:

- Installation of the traffic calming feature (as shown on the proposed site plan)
- Individual design of each lot (at the time of site development) that provides an onsite commercial vehicle loading area that does not obstruct onsite traffic circulation
- Individual design of each lot (at the time of site development) that allows commercial vehicle turnaround so that vehicles may exit forward onto Cottonwood St.

Vice Chairperson Raley seconded the motion. All were in favor and the motioned carried.

3 Mile Plan Review

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

3 Mile Plan Review continued...**Overview**

The following plan is hereby developed to comply with C.R.S. 31-12-105 (e)(I), which states the following:

...No annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year...

...Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually...

The Plan

The City of Delta's Three Mile Plan includes the following:

- 1. A boundary map showing a three mile area around the City.*
- 2. The City of Delta Comprehensive Plan, including the Future Land Use Plan map.*
- 3. The Growth Management Agreement between the City and Delta County recorded January, 2007 in the Delta County Records.*
- 4. The Delta County Road and Bridge Map, incorporated to the extent of the three mile area shown on the boundary map.*
- 5. The Capital Improvement Plans.*
- 6. The Major Street Plan.*

Public utilities in the three mile area include the following:

- a. Power providers: Include the City of Delta and Delta-Montrose Electric Association pursuant to the Service Area Agreement.*
- b. Sewer: Available in and near the City from the City of Delta. City sewer is extended as per City ordinances at the cost of the applicant, or pursuant to special financial projects. Other areas are planned for agricultural or low density residential until City sewer is extended. ISDS are authorized under certain circumstances in the City.*
- c. Water service: Domestic water services are provided in the area by the City of Delta and Tri-County Water Conservancy District within their respective service areas as provided by agreement between the parties. Such service area contracts are hereby incorporated by reference as part of this Plan. City water service is also provided by the Town of Orchard City in the vicinity of the Town.*
- d. Trash collection: City trash service is provided within the City. Private collection services operate outside and within the City. Delta County operates the Delta County Landfill.*
- e. Telephone: Qwest Communications and Delta County Telecom as per their certified service areas.*
- f. Natural Gas: Source Gas provides service available in the City, in fringe areas of the City, and along the main pipeline only.*
- g. Cable TV: Available in and near the City only, pursuant to CATV permit.*

The proposed land uses of the area consist of public land, agricultural uses, and low-density residential uses, except to the extent specifically provided otherwise by the City's Zoning Map, Comprehensive Plan, and Future Land Use Plan map.

No transportation services are proposed to be provided by the City other than streets, alleys or bikeways, and recreation pathways.

To the extent that any item mentioned in C.R.S. 31-12-105 (1) (e) is not reflected in the items of this Plan, the Plan should be construed to mean that no such facilities are contemplated to be provided.

3 Mile Plan Review continued...

In the event of any conflict between anything in the foregoing elements of the Three Mile Plan and City ordinances or regulations, the City ordinances and regulations shall control. The City of Delta Comprehensive Plan and other city elements of the above documents shall control with respect to any conflicts with provisions of the plan incorporated from other “non-City” entities.

Town of Orchard City plans, ordinances and regulations shall control within the Town of Orchard City.

Staff Recommendation

Staff recommends approval of the Three Mile Plan.

Example Motion

*I move that Planning Commission recommend **approval/disapproval** of the Three Mile Plan*

Chairperson Roberts elaborated for Commissioner Simmons that the map within staff’s report shows the 3-Mile plan overlapping with Orchard City. He explained that the Town of Orchard City’s plans, regulations and ordinances allow them to exercise control.

Mr. Shoopman clarified that part of the 3-Mile Plan is the map that staff has provided. He stated that the red boundary was created by adding 3 miles from the existing City boundary. He stated that the map is a component of the plan but was not the entire plan.

Chairperson Roberts requested public comment. There were none.

Chairperson Roberts requested commissioner comment. There were none.

Vice Chairperson Raley motioned that Planning Commission recommend approval of the Three Mile Plan. Commissioner Simmons seconded the motion. All were in favor and the motion carried.

Commissioner Comments

Commissioner Jahn stated that he had concerns about a reasonable drop in available water pressure in the North Delta area near Stone Mountain Subdivision. He stated that he believes before that area is expanded any further that the loop should be included that was once recommended.

Commissioner Jahn asked if Stone Mountain Subdivision would need to resubmit their plan in order to continue their development.

Mr. Shoopman replied that yes Stone Mountain Subdivision would need to resubmit for final plat approval. He stated that he would refer the water pressure issue on 1525 Road to the Utility Department.

There was discussion about the Stone Mountain Subdivision and future development within in the area.

Vice Chairperson Raley and Chairperson Roberts both welcomed Commissioner Simmons to the Planning Commission.

Commissioner Jahn congratulated the new officers on their elections. He asked if there was a new farm labor housing development proposed.



Staff Comments

Mr. Black replied that staff had not received any applications. He stated that the City was contacted about being a grant sponsor for the project.

Chairperson Roberts pointed out that Chris Miller had been a patient member of the audience.

Chris Miller stated that her particular interest in this meeting is the 3-Mile Plan. She stated that she is a member of the Delta County Planning Advisory Board and that they have been experiencing a large amount of growth on F Road. She stated that in this area of growth that there has been extensive consideration toward septic approval if sewer connection wouldn't be too far down the road.

Various developments that received preliminary approvals were also discussed.

Meeting adjourned at 6:58 p.m.

Lee A. Barber, Executive Secretary
Community Development